

Form 1

Individual Estate Property Record and Report

Asset Cases

Page: 26-1

Case No.: 23-48356-TJT

Case Name: CONNER CREEK CENTER LLC

Trustee Name: (420360) Stuart A. Gold

Date Filed (f) or Converted (c): 10/25/2023 (c)

§ 341(a) Meeting Date: 12/07/2023

For Period Ending: 03/31/2025

Claims Bar Date: 01/30/2024

1 Ref. #	Asset Description (Scheduled And Unscheduled (u) Property)	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Formally Abandoned OA=§554(a) abandon.	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	CASH ON HAND	0.00	0.00		0.00	1.00
2	CHECKING ACCOUNT ACCOUNT AT BANK OF AMERICA	0.00	1,014.72		1,014.72	FA
3	ACCOUNT AT BANK OF AMERICA- CHECKING ACCOUNT	0.00	0.00		0.00	1.00
4	A/R 90 DAYS OLD OR LESS. FACE AMOUNT = \$0.00. DOUBTFUL/UNCOLLECTIBLE ACCOUNTS = \$0.00. * A/R are fully secured by 3 mortgages including assignment of rents	Unknown	0.00		0.00	FA
5	A/R OVER 90 DAYS OLD. FACE AMOUNT = \$3,700,000.00. DOUBTFUL/UNCOLLECTIBLE ACCOUNTS = \$3,700,000.00. * A/R are fully secured by 3 mortgages including assignment of rents	Unknown	0.00		0.00	FA
6	OFFICE FURNITURE ALL ITEMS OVER 25 YEARS OLD. COST TO MOVE MORE THAN VALUE.	1.00	0.00		0.00	FA
7	CENTRAL PHONE SYSTEM.	1,000.00	0.00		0.00	FA
8	X RAY MACHINE-APPROX 10 YEARS OLD. FIXTURE UNLIKELY BE ABLE TO MOVE..	5,000.00	0.00		0.00	FA
9	GMC ENOVY 2005.	500.00	0.00		0.00	FA
10	GMC ENOVY DOES NOT RUN.	250.00	0.00		0.00	FA
11	CLEANING PRODUCTS ETC.	1,000.00	0.00		0.00	FA
12	4777 OUTER DRIVE DETROIT ML \$10,000.00 VALUATION IS BASED UPON APPRAISAL FROM 2020. DEBTOR IS CURRENTLY ATTEMPTING TO MARKET THE PROPERTY AND IS ANALYZING THE VALUE IN TODAY'S MARKET., FEE SIMPLE The automatic stay on the 4777 Outer Drive property was lifted and the property sold to Conner Creek Lender, LLC in exchange for a credit bid of its entire debt in a state court receivership proceeding in Wayne County Circuit Court initiated by Conner Creek Lender, LLC	10,000,000.00	Unknown		0.00	FA
13	Post-petition financing (u)	0.00	32,500.00		32,500.00	FA
14	Huntington Bank -- Debtor in Possession bank account (u)	0.00	0.00		0.00	FA
15	Preference claim against Henry Schein, Inc. (u)	0.00	260,000.00		260,000.00	FA

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§ 341(a) Meeting Date: 12/07/2023

For Period Ending: 03/31/2025

Claims Bar Date: 01/30/2024

1	2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=§554(a) abandon.	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
16	Fraudulent Transfer action against Andrew G. McLemore, Jr. (u)	0.00	10,000.00	10,000.00	FA
16	Assets Totals (Excluding unknown values)	\$10,007,751.00	\$303,514.72	\$303,514.72	\$2.00

Major Activities Affecting Case Closing:

04/22/2025 Motion For Contempt Against Etitle Agency, Inc
04/01/2025 Order for Examination and Production of Documents of Etitle Agency, Inc. Pursuant to
FED.R.BANKR.P.2004
03/24/2025 Order for Contempt re Beale
03/14/2025 Motion for 2004 exam
03/11/2025 - Order Approving Compromise
03/05/2025 Motion for Contempt re Beale
02/13/2025 Motion to Approve Compromise
01/07/2025 Order Approving Accountant's Fee App
01/02/2025 2004 Order
12/11/2024 Interim GLMS fee App
12/06/2024 2004 Motion
11/15/2024 Default Judgment AP vs McLemore, et. al.
10/09/2024 - Default Judgment in AP 24-04367
09/30/2024 - Interim fee GLMS
09/18/2024 AP Filed vs McLemore, et.al.
09/06/2024 Order Approving Compromise Motion
09/04/2024 - AP vs Dorothy McLemore Trust, et. al.
08/07/2024 - Motion to Approve Compromise filed
03/2024 -- Investigate debtor's financial affairs including transfers to insiders
01/08/24 -- App to Employ Mueller & Company PC as Accountant for Trustee filed; Order entered 01/08/24
12/07/23 -- Motion for Contempt Against Dorothy McLemore Trust, Raymond McLemore, Andrew McLemore,
Sr. and Andrew McLemore, Jr filed by Trustee;
12/01/23 -- :Motion of Premco Financial Corp for Adequate Protection filed; Motion struck by court [doc #93]
11/22/23 -- Notice of Proposed Abandonment of Commercial Property located at 4777 East Outer Dr., Detroit,
MI filed by Trustee [doc #83]; Notice withdrawn 12/20/23 [doc #117]
11/21/23 -- Motion for 2004 Exam and Production of Documents of RAD Conversion Specialists, LLC filed by
Trustee; Response filed by RAD Conversion Specialists, LLC; Hearing scheduled for 12/20/23 at 9:00; Order
entered 12/14/23 -- 2004 exam scheduled for 01/25/24 at 3:00
11/07/23 -- Motion of DTE to Determine Adequate Assurance of Payment Pursuant to Section 366 of the
Bankruptcy Code filed; Objection filed by Trustee; Objection filed by Conner Lender, LLC; Motion withdrawn
by DTE 12/1/23 [doc #91]
11/06/23 -- Motion Authorizing Trustee to Reject Non-Residential Real Estate Leases filed; Response filed by
DESIR Medical PLLC, Conner Creek Urgent Care and Conner Creek Life Solution LLC; Hearing scheduled
for 12/13/23 at 10:00; Order entered Authorizing Trustee to Reject Leases P/O 12/13/23 [doc #109]
11/01/23 -- Motion to Compel Dorothy McLemore Trust, Raymond Scott McLemore, Andrew McLemore, Sr.,
and Andrew McLemore, Jr. to turnover property of the bankruptcy estate filed by Trustee; Order entered
11/21/23 [doc #80]
11/01/23 -- Notice of Asset filed; Claim bar date is 01/30/2024
11/2023 -- Investigate business books and records; Investigating debtor's financial affairs for potential
avoidable transfers

Initial Projected Date Of Final Report (TFR): 12/01/2025

Current Projected Date Of Final Report (TFR): 12/01/2025

Form 1
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Page: 26-3

Case No.: 23-48356-TJT

Case Name: CONNER CREEK CENTER LLC

For Period Ending: 03/31/2025

Trustee Name: (420360) Stuart A. Gold

Date Filed (f) or Converted (c): 10/25/2023 (c)

§ 341(a) Meeting Date: 12/07/2023

Claims Bar Date: 01/30/2024

04/24/2025

Date

/s/Stuart A. Gold

Stuart A. Gold

Form 2

Cash Receipts And Disbursements Record

Page: 27-1

Case No.: 23-48356-TJT **Trustee Name:** Stuart A. Gold (420360)
Case Name: CONNER CREEK CENTER LLC **Bank Name:** TriState Capital Bank
Taxpayer ID #: **_***2548 **Account #:** *****8366 Checking
For Period Ending: 03/31/2025 **Blanket Bond (per case limit):** \$2,000,000.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
11/01/23	{13}	Conner Lender, LLC	Post petition financing	1280-002	7,500.00		7,500.00
11/02/23	101	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #43; Customer ID: CC01	2990-000		3,227.10	4,272.90
11/06/23	{2}	Conner Creek Center LLC	Turnover of funds in DIP account per demand	1129-000	1,014.72		5,287.62
11/08/23	102	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #44; Customer ID: CC01	2990-000		3,383.25	1,904.37
11/16/23	{13}	Conner Lender, LLC	INCOMING WIRE FROM CONNER LENDER, LLC 70748522 -- Post Petition financing	1280-002	15,000.00		16,904.37
11/17/23	103	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #45; Customer ID: CC01	2990-000		3,608.80	13,295.57
11/21/23	104	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #46; Customer ID: CC01	2990-000		3,626.15	9,669.42
11/21/23	105	Clayton Industries	Boiler repairs; Ref #: Clayton SEG-504-1; Serial #: 23779 Stopped on 12/18/2023	2990-000		977.00	8,692.42
11/27/23	{13}	Conner Lender LLC	INCOMING WIRE FROM CONNER LENDER, LLC 70981614 - Post Petition financing	1280-002	10,000.00		18,692.42
11/29/23	106	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #47; Customer ID: CC01	2990-000		3,331.20	15,361.22
11/30/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		15.80	15,345.42
12/04/23	107	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #48; Customer ID: CC01	2990-000		3,608.80	11,736.62
12/12/23	108	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #49; Customer ID: CC01	2990-000		3,735.00	8,001.62
12/18/23	105	Clayton Industries	Boiler repairs; Ref #: Clayton SEG-504-1; Serial #: 23779 Stopped: check issued on 11/21/2023	2990-000		-977.00	8,978.62
12/18/23	109	Felder Cowart Security	Security at 4777 E. Outer Dr., Detroit, MI; Invoice #50; Customer ID: CC01	2990-000		3,342.88	5,635.74
12/18/23	110	Dolores Lanzotti	Reimbursement for generator labels	2990-000		39.19	5,596.55
12/18/23	111	Gold, Lange, Majoros & Smalarz, P.C.	Reimbursement of postage re: security	3120-000		57.00	5,539.55
12/29/23		TriState Capital Bank	Bank and Technology Services Fees	2600-000		18.73	5,520.82
01/31/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		9.70	5,511.12
02/29/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		8.51	5,502.61
03/29/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		8.49	5,494.12
04/30/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		9.36	5,484.76
05/31/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		9.05	5,475.71

23-48356-tjt Doc 171 Filed 04/29/25 Entered 04/29/25 08:18:39 Page 4 of 7

{ } Asset Reference(s)

! - transaction has not been cleared

Form 2

Cash Receipts And Disbursements Record

Page: 27-2

Case No.: 23-48356-TJT

Case Name: CONNER CREEK CENTER LLC

Taxpayer ID #: **-***2548

For Period Ending: 03/31/2025

Trustee Name: Stuart A. Gold (420360)

Bank Name: TriState Capital Bank

Account #: *****8366 Checking

Blanket Bond (per case limit): \$2,000,000.00

Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance
06/28/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		8.16	5,467.55
07/31/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		9.61	5,457.94
08/30/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		8.72	5,449.22
09/09/24	{15}	Henry Schein	HENRY SCHEIN INC EDI PAYMTS STUART A GOLD AS	1241-000	260,000.00		265,449.22
09/30/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		271.61	265,177.61
10/29/24	112	Gold, Lange, Majoros & Smalarz, P.C.	Atty Fees p/o 10/28	3110-000		32,124.50	233,053.11
10/29/24	113	Gold, Lange, Majoros & Smalarz, P.C.	Atty Exp. p/o 10/28/2024	3120-000		298.88	232,754.23
10/31/24	114	United States Treasury	47-5412548 12.31.2023 Form 1065	2810-000		470.00	232,284.23
10/31/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		466.26	231,817.97
11/29/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		347.67	231,470.30
12/19/24	115	SeibertKeck Insurance Partners	24-25 Bond Payment, Acct 41164, Invoice 1652935	2300-000		110.28	231,360.02
12/31/24		TriState Capital Bank	Bank and Technology Services Fees	2600-000		406.98	230,953.04
01/06/25	116	Mueller & Company, P.C.	1.6.25 Fee Order	3410-000		10,975.50	219,977.54
01/13/25	117	Andrew G. McLemore, Jr.	Witness Fee 24-04380 Stopped on 04/16/2025	3120-000		40.00	219,937.54
01/31/25		TriState Capital Bank	Bank and Technology Services Fees	2600-000		373.66	219,563.88
02/19/25		Andrew G. McLemore, Jr.	Andrew G. McLemore, Jr. settlement		450.00		220,013.88
	{16}		Payment #1 on Asset #16 Fraudulent Transfer action against Andrew G. McLemore, Jr. \$450.00	1241-000			
02/28/25		TriState Capital Bank	Bank and Technology Services Fees	2600-000		328.71	219,685.17
03/13/25		Andrew G. McLemore, Jr.	Andrew G. McLemore, Jr. settlement		9,550.00		229,235.17
	{16}		Combined payments on Asset #16 Fraudulent Transfer action against Andrew G. McLemore, Jr. \$9,550.00	1241-000			
03/31/25		TriState Capital Bank	Bank and Technology Services Fees	2600-000		348.58	228,886.59

Page Subtotals: \$270,000.00 \$46,589.12

Form 2

Cash Receipts And Disbursements Record

Page: 27-3

Case No.: 23-48356-TJT Trustee Name: Stuart A. Gold (420360)
Case Name: CONNER CREEK CENTER LLC Bank Name: TriState Capital Bank
Taxpayer ID #: **-***2548 Account #: *****8366 Checking
For Period Ending: 03/31/2025 Blanket Bond (per case limit): \$2,000,000.00
Separate Bond (if applicable): N/A

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposit \$	Disbursement \$	Account Balance

Account							
		Balance Forward	0.00				
3		Deposits	11,014.72	17	Checks		71,978.53
0		Interest Postings	0.00	17	Adjustments Out		2,649.60
		Subtotal	11,014.72	0	Transfers Out		0.00
4		Adjustments In	292,500.00		Total		74,628.13
0		Transfers In	0.00				
		Total	303,514.72				

Page Subtotals: \$0.00 \$0.00

Form 2

Page: 27-4

Cash Receipts And Disbursements Record

Case No.: 23-48356-TJT **Trustee Name:** Stuart A. Gold (420360)
Case Name: CONNER CREEK CENTER LLC **Bank Name:** TriState Capital Bank
Taxpayer ID #: **_***2548 **Account #:** *****8366 Checking
For Period Ending: 03/31/2025 **Blanket Bond (per case limit):** \$2,000,000.00
Separate Bond (if applicable): N/A

Net Receipts:	\$303,514.72
Plus Gross Adjustments:	\$0.00
Less Payments to Debtor:	\$0.00
Less Other Noncompensable Items:	\$32,500.00
Net Estate:	\$271,014.72

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCES
*****8366 Checking	\$303,514.72	\$74,628.13	\$228,886.59
	\$303,514.72	\$74,628.13	\$228,886.59